

**Minutes of a Meeting of the Board of Timber Cove Homes Association
In General Session**

Held Saturday, May 13, 2023
Fort Ross State Park Meeting Room
19005 Coast Highway One, Jenner
In Person & Zoom

Attendees:

Directors Present

Cindy Culcasi, President
Bob Leichtner, Secretary
Joe Bettencourt, Treasurer
Richard Mogford
Jennifer Greenstein

Attending by Zoom
Rosemary Gorz, Vice President

Call to Order

Cindy Culcasi called the meeting to order at 11:05 a.m.

Per Davis Sterling, the meeting is recorded to assist the secretary with the minutes. The recording will be deleted once the minutes are approved

Review and Approval of the Agenda

Upon motion duly made and seconded, the agenda was approved by the Board, 6-0

Review and Approval of Previous Minutes

Upon motion duly made and seconded, minutes of the March 11, 2023, meeting were approved by the board, 6-0

President's Message/ Community Update

Cindy Culcasi reported on recent developments.

Everyone is advised to take advantage of the Sonoma County Chipper Program. There is a link on the website on the Board of Directors page.

The board is receiving bids for the repairs needed on Lee Dr.

Bob Leichtner - Farewell Statement

Mr. Leichter resigned from the Board as of May 13, 2023. He is confident and happy about the capabilities of the current Directors and Officers. He also expressed his heartfelt appreciation to our Manager, Melany Collett, who has been a delight to work with and who I consider an admirable and indispensable asset for the Board and our membership.

Mr. Leichtner will continue serving in a "historical consultant" role on the Legal Committee for any pending matters until the new committee is appointed after the coming annual elections. I have also recently submitted a draft of revised Design Review Guidelines to the Architecture Committee and will be glad to assist them in finalizing that project as they see fit.

I confess the past six years have involved more heavy lifting than I anticipated, but I can honestly say it has been an honor to work as best I knew how to serve our community. I have been especially fortunate to have had the opportunity to collaborate with fellow board members who shared a strong commitment to honesty, transparency and accountability. Because of their dedication, I firmly believe TCHA is far healthier, more responsibly managed, and better respected in the County than ever before.

Our community is thriving and I am pleased and confident that our newest directors are well qualified and committed to keep the Association operating successfully well into the future.

If I can be of help down the road, don't hesitate to get in touch.

With gratitude, and best wishes for the future,

Sincerely yours,

Bob Leichtner

Appointment of Jennifer Greenstein as Secretary

Upon motion duly made and seconded, Jennifer Greenstein as secretary was approved by the Board 5-0.

Public Comment

None

Treasurer's Report

Joe Bettencourt presented the monthly financial update.

A motion to approve the 23/24 Annual Budget.

Upon motion duly made and seconded, the annual budget was approved by the board 5-0.

Payment of Bills

Upon motion duly made and seconded, payment of bills proposed by the treasurer was approved,

5-0. As follows

March Bills Paid

- | | |
|--------------------------------|----------|
| ● Frontier x's 2 (Feb& March) | \$310.04 |
| ● Intuit x's 2 (Feb & March) | \$500.00 |

• Payroll	\$3,295.26
• Timber Cove Excavating	\$6,500.00
• Resident refund of escrow overpayment	\$5.00
• Total bills	\$10,610.30

April Bills Paid

• Error in Banking corrected on May 1st	\$34.37
• Timber Cove Excavating	\$3,915.45
• State Fund (partial premium)	\$562.76
• Fort Ross School (for multipurpose room 2022)	\$120.00
• Payroll	\$3,344.68
• Walls Law	\$1,657.52
• Total	\$9,634.78

The financial reports are available on timbercovehomes.org under Board of Directors/Board meetings.

Legal Update

None

Architectural

Chris Federson Chair of the Architectural committee.

Chris is working on updating the architectural guidelines to the CC&R's.

22173 Umland Circle- Plans submitted ,a variance was granted for the overhang to be less than 3'6". A fence was discussed between neighbors. The Architectural guidelines does not permit fences for that purpose. Landscaping is the best screening between neighbors.

Upon motion duly made and seconded, approval of plans for 22173 Umland Circle was approved by the Board ,5-0.

22050 Timber Cove Road- Plans submitted to convert a garage into a room.

Upon motion duly made and seconded, with a caveat to be in good standing, approval of 22050 Timber Cove Rd was approved by the Board, 5-0.

22091 Lyons Court- Plans submitted.

Upon motion duly made and seconded, approval of plans for 22091 was approved by the Board, 5-0.

Roads Update

Maintenance contract for 2023 from Timber Cove Excavating, \$25,000 will include keeping culverts clean, clear brush, fix minor problems and sweep the roads twice a year.

Upon motion duly made and seconded, the contract was approved by the Board 5-0

CC&R's Violation Process Update

3 violations, 2 are to be resolved soon and hopefully clearing 1 up.

New Business

Emergency Special Assessment for Lee Dr. Postponed to Special Zoom meeting June 3.
Executive meeting 9 am. General meeting @ 10 a.m.

Adjournment

The meeting was adjourned at 11:59 a.m. The next meeting is July 8

Respectfully submitted,



Jennifer Greenstein
Secretary

Sign in

1. Sal Culcasi
2. Chris Feddersohn
3. Diane Feddersohn
4. John Gray
5. Yvonne Gray
6. Alex Kramer
7. Susan Williamsen
8. John Howland
9. Yarrow Drake
10. Gabriella Drake
11. Aaron Weber

Zoom

16. Erik Kuhrman
17. Lisa Klerman
18. Anne Vernon
19. James Iphone
20. Doug Uboldi